

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or
locality and postcode

19 Batman Avenue, Shepparton 3630

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$465,000

or range between \$

&

\$

Median sale price

Median price \$450,000

Property type all

Suburb Shepparton

Period - From July 2023

to

June 2024

Source

www.realestate.com.au

Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 Carson Street, Shepparton 3630	\$480,000	April 2024
3 Brooks Ave, Shepparton 3630	\$467,500	April 2024
80 Calister Street, Shepparton 3630	\$460,000	March 2024

This Statement of Information was prepared on: 18/07/2024